Entered on Docket
January 23, 2020
EDWARD J. EMMONS, CLERK
U.S. BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA



Pamela M. Egan, SBN 224758 The Potomac Law Group, PLLC The following constitutes the order of the Court. 1905 7th Avenue W Signed: January 23, 2020 Seattle, WA 98119 Telephone: (415) 297-0132 3 Facsimile: (202) 318-7707 Email: pegan@potomaclaw.com 4 Attorneys for XS Ranch Fund Roger L. Efremsky VI, LP, Reorganized Debtor 5 U.S. Bankruptcy Judge 6 7 UNITED STATES BANKRUPTCY COURT 8 NORTHERN DISTRICT OF CALIFORNIA 9 10 In re: Case No. 16-31367 XS Ranch Fund VI, L.P., The Honorable Roger L. Efremsky 11 Reorganized Debtor. Chapter 11 12 13 ORDER GRANTING JOINT MOTION TO TRANSFER VENUE PURSUANT TO FED. 14 R. BANK. P. 1014(b) 15 16 This matter came before the Court for hearing on January 22, 2020 at 2:00 p.m. upon the Joint Motion to Transfer Venue Pursuant to Fed. R. Bank. P. 1014(b) (the "Venue Transfer 17 Motion") filed by XS Ranch Fund VI, L.P., Crestline Direct Finance L.P., and Steiner & Sons, 18 Ltd. on January 15, 2020 [ECF 608]. Appearances were noted on the record. The Court has 19 20 considered the arguments and filings of the parties. The Court finds that it is in the best interests of justice and for the convenience of the parties that the Texas Bankruptcy Case, as defined in 21 the Venue Transfer Motion, be transferred to the U.S. Bankruptcy Court for the Northern 22 23 District of California; IT IS HEREBY ORDERED, ADJUDGED AND DECREED that 24 1. The Venue Transfer Motion is GRANTED. 25 26 27

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2. The Texas Bankruptcy Case shall be transferred to the United States Bankruptcy Court for the Northern District of California. **END OF ORDER**

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COURT SERVICE LIST

(Parties Who Are Not Receiving Electronic Notice)

3	(Parties Who Are Not Receiving Electronic Notice)		
	Aqua Water Service	Aventine Development	Bastrop County Tax
4	Company	Services	Assessor/Collector
5	PO Drawer P	Attn: Chad Hagle	PO Box 579
3	Bastrop, TX 78602-1989	19360 Rinaldi St., Ste. 730	Bastrop, TX 78602-0579
6		Porter Ranch, CA 91326- 1607	
7	Bastrop County Tax	Bluebonnet Electric	City of Bastrop
, I	Assessor/Collector	Cooperative	Attn: City Manager
8	c/o Lee Gordon	690 Texas Hwy 71 W, Bldg.	904 Main St.
	PO Box 1269	1	PO Box 427
9	Round Rock, TX 78680-1269	Bastrop, TX 78602-3663	Bastrop, TX 78602-0427
10	Clayton Williams Ranch Co.	Coast Range Investments,	Coy Sunderman
10	Attn: Jeff Williams	LLC	139 Colovista Dr.
11	PO Box 1668	Attn: James Foster	Bastrop, TX 78602-7400
	Fort Stockton, TX 79735-	818 Sayers Rd.	
12	1668	Bastrop, TX 78602-3652	I I D
12	DF Capital Management	Federal Emergemecy	Internal Revenue Service
13	Attn: Rob Riva	Management Agency	Centralized Insolvency
14	14701 Phillips Hwy., Ste 300	FRC 800 North Loop 288	Operations 5246
17	Jacksonville, FL 32256-3742	Denton, TX 76209-3698	P.O. Box 7346
15	Jackson Walker LLP	Labor I anderrales	Philadelphia, PA 19101-7346
		John Landwehr	Katherine T. Hopkins
16	Attn: James Alsup 100 Congress Ave., Ste. 1100	219 Main St. Smithville, TX 78957-1839	Kelly Hart & Hallman LLP
17	Austin, TX 78701-4042	Simulvine, 12 /093/-1039	201 Main Street Suite 2500 Fort Worth, TX 76102-3194
17	Kelly Thevenot	LIA Engineering, Inc.	Lower Colorado River
18	326 McDonald Rd.	7500 Rialto Rd., Bldg. 2	Authority
	Cedar Creek, TX 78612-4001	Ste. 100	Attn: Executive Manager,
19	Codd: Clock, 171 70012 1001	Austin, TX 78735-8531	Water Services
		11450111, 111 / 0 / 30 0001	PO Box 200
20			Austin, TX 78767
21	Omar Jesus Alaniz	PV Development	Pine Associates, LLC
21	Baker Botts L.L.P.	Management	4455E. Camelback Rd., Ste.
22	2001 Ross Avenue	Attn: Mark Kehke & Jason	140
	Suite 900	Perrin	Phoenix, AZ 85018-2821
23	Dallas, TX 75201-2917	4343 Von Karman Ave., 3rd	
24		Fl.	
24		Newport Beach, CA 92660-	
25		2099	

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Notice Recipients

District/Off: 0971–3 User: mburley Date Created: 1/23/2020

Case: 16–31367 Form ID: pdfeoc Total: 21

Recipients submitted to the BNC (Bankruptcy Noticing Center):

14575453 Bastrop County Tax Collector PO Box 579, Bastrop, TX 78602 Bastrop County, Texas Clayton Williams Ranch Co. 14614463 c/o Lee Gordon P.O. Box 1269 Round Rock, Texas 78680 14575473 Atnn: Jeff Williams PO Box 1668, Fort Stockton, TX 79735 14657387 14575517 Bastrop, TX 78602 Philadelphia, PA 19101–7346 Coast Range Investments 818 Sayers Road Internal Revenue Service PO Box 7346, 14575520 Jackson Walker LLP 100 Congress Ave, #1100 Austin, TX 78768 P.O. Box 220 Lower Colorado River Authority 14591220 Austin, TX 78767-0220 Bastrop, TX 78602–1989 2 19360 Rinaldi St., Ste. 730 Aqua Water Service Company PO Drawer P Aventine Development Services Attn: Chad Hagle Porter Ranch, CA 91326-1607 690 Texas Hwy 71 W, Bldg. 1 Bastrop, TX 78602-3663 Bluebonnet Electric Cooperative PO Box 427 City of Bastrop Attn: City Manager 904 Main St. Bastrop, TX 78602-0427 139 Colovista Dr. Coy Sunderman Bastrop, TX 78602-7400 DF Capital Management Attn: Rob Riva 14701 Phillips Hwy., Ste 300 Jacksonville, FL 32256-3742 Denton, TX Federal Emergemecy Management Agency FRC 800 North Loop 288

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Fl. Newport Beach, CA 92660–2099

Pine Associates, LLC 4455E. Camelback Rd., Ste. 140 Phoenix, AZ 85018–2821

TOTAL: 21

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